

ZONING AND BUILDING AGENDA

OCTOBER 21, 2003

THE ZONING BOARD OF APPEALS RECOMMENDATION:

- 258592 DOCKETS #7455 & #7419 - PATRICK J. HAMILL, Owner, 5555 West 175th Street, Tinley Park, Illinois 60477, Application (No. SU-03-02; Z03036). Submitted by same. Seeking a SPECIAL USE, UNIQUE USE in the R-4 Single Family Residence for the construction of an equipment storage barn (to replace existing barn) building for equipment, feed and for the housing of miniature existing horses on property (if granted under companion V-03-35) and a Variation to reduce the left interior side yard setback from the minimum required 15' to 8' (existing) and to increase height of fence in front yard from 3' to 5' for interior side yard reduction and fence height in Section 33 of Bremen Township. Property consists of 3.08 acres located on the west side of 175th Street approximately 936 feet east of Central Avenue in Bremen Township. Intended use: Construction of a barn for equipment storage and horses.
Recommendation: That application be granted.

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS:

- 262001 DOCKET #7364 - M. & M. Giebudoski, Owners, Application: Variation to reduce lot area from the minimum required 40,000 square feet to 26,400 square feet (existing); to reduce lot width from the minimum required 150 feet to 100 feet (existing); to reduce front yard setback from the minimum required 40 feet to 30 feet; to reduce left interior side yard setback from the minimum required 15 feet to 10 feet for a single family residence on property served by private sewage system and private well in the R-4 Single Family Residence District. The subject property consists of approximately 0.61 of an acre, located on the west side of 92nd Court, approximately 350 feet south of 143rd Street in Orland Township. **Recommendation: That variation application be granted.**
- 262002 DOCKET #7509 - L. GOLDFARB, Owner, Application: Variation to increase floor area ratio from the maximum allowed .25 to .27 for a new single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.48 of an acre, located on the south side of Oakwood Drive, approximately 288 feet east of Cottonwood Road in Northfield Township. **Recommendation: That variation application be granted.**
- 262003 DOCKET #7536 - L. LINTON, Owner, Application: Variation to increase floor area ratio from the maximum allowed .25 to .26 for a new single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.46 of an acre, located on the east side of Spruce Road, approximately 226 feet south of Walnut Circle in Northfield Township. **Recommendation: That variation application be granted.**
- 262004 DOCKET #7542 - M. MARCINIAK, Owner, Application: Variation to reduce left interior side yard setback from the minimum required 10 feet to 5 feet and to reduce distance between principal and accessory from the minimum required 10 feet to 6 feet for a shed in the R-5 Single Family Residence District. The subject property consists of approximately 0.13 of an acre, located on the north side of 75th Street, approximately 201 feet east of Nottingham Avenue in Stickney Township. **Recommendation: That variation application be granted.**
- 262005 DOCKET #7565 - M. & M. TORRES, Owners, Application: Variation to reduce left interior side yard setback from the required 10 feet to 4 feet 4 inches (existing) for a second floor addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.15 of an acre, located on the west side of Scott Street, approximately 265 feet north of Armitage Avenue in Leyden Township. **Recommendation: That variation application be granted.**
- 262006 DOCKET #7566 - D. BAKER, Owner, Application: Variation to reduce right interior side yard setback from the minimum required 15 feet to 13.23 feet (existing) for an addition in the R-5 Single Family Residence District. The subject property consists of approximately 1.6 acres, located on the east side of George Brennan Highway, approximately 437 feet north of 174th Street in Bremen Township. **Recommendation: That variation application be granted.**

- 262007 DOCKET #7568 - M. & A. MUSICK, Owners, Application: Variation to reduce lot area from the minimum required 20,000 square feet to 10,833 square feet (existing) and to reduce rear yard setback from the minimum required 40 feet to 35 feet for a new single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.25 of an acre, located on the south side of 64th Street, approximately 300 feet east of Willow Spring Road in Lyons Township. **Recommendation: That variation application be granted.**
- 262008 DOCKET #7570 - J. LYZNIAK, Owner, Application: Variation to reduce right interior side yard setback from the minimum required 15 feet to 9.79 feet (existing accessory); to reduce left interior side yard setback from the minimum required 15 feet to 13 feet (existing principal); to reduce left interior side yard setback from the minimum required 15 feet to 10 feet (existing accessory) and to reduce lot width from the minimum required 150 feet to 100 feet (existing) for an addition and detached garage in the R-4 Single Family Residence District. The subject property consists of approximately 1.5 acres, located on the south side of 129th Street, approximately 1700 feet east of State Street in Lemont Township. **Recommendation: That variation application be granted.**
- 262009 DOCKET #7571 - T. & A. Mailloux, Owner, Application: Variation to reduce front yard setback from the minimum required 30 feet to 10 feet (existing) for an attached garage addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.48 of an acre, located on the south side of Bonnie Brae Avenue, approximately 500 feet west of North Lee Avenue in Wheeling Township. **Recommendation: That variation application be granted.**
- 262010 DOCKET #7572 - FIRST CHURCH OF NAZARENE, Owner, Application: Variation to reduce left interior side yard setback from the minimum required 15 feet to 11 feet for a storage building and to increase height of fence from 6 feet to various heights at a maximum of 12 feet to 18 feet (existing) in the R-3 Single Family Residence District. The subject property consists of approximately 11.5 acres, located on the east side of Bell Road, approximately 2300 feet north of 131st Street in Lemont Township. **Recommendation: That variation application be granted.**
- 262011 DOCKET #7573 - M. ZUREK, Owner, Application: Variation to reduce left interior side yard setback from the minimum required 10 feet to 3 feet (existing principal); to reduce right interior side yard setback from the minimum required 10 feet to 3 feet (existing principal); to reduce front yard setback from the minimum required 25 feet (at 20%) to 18.5 feet (existing principal); to increase floor area ratio from the maximum allowed .40 to .48 (existing); to reduce rear yard setback from the minimum required 5 feet to 4 feet (existing accessory); and to reduce distance between principal and accessory from the minimum allowed 10 feet to 9 feet (existing); for a deck addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.86 of an acre, located on the east side of Lockwood Avenue, approximately 239.95 feet north of 49th Street in Stickney Township. **Recommendation: That variation application be granted.**

* The next regularly scheduled meeting is presently set for Tuesday, November 4, 2003.